

North Little Rock Planning Commission
Regular Meeting
May 12, 2009

Mr. Dietz called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Armstrong
Belasco
Chambers
Dietz, (acting Chairman)
Foster
Parker

Members Absent:

White, Vice Chairman, (excused)
Clifton, Chairman, (excused)

Staff Present:

Shawn Spencer, Assistant Director
Sheryl Ricker, Secretary

Others Present:

Paula Jones, Asst. City Attorney
Jeremy Peppas, NLR Times
Jake Sandlin, Ark. Demo-Gazette
Don Wood, Code Enforcement

Administrative:

- Mr. Spencer stated that the Subdivision meeting that would have been held on May 20th has been cancelled
- Mr. Spencer reminded everyone about the Arkansas Transportation Planning Conference on June 3rd and 4th. He stated if any Planning Commissioner was interested in going to call Mrs. Ricker in the morning to register.

Approval of Minutes:

Motion was made and seconded to approve the April minutes as submitted. The minutes were approved with six (6) affirmative votes (Ms. Belasco was a few minutes late).

Motion was made and seconded to excuse Chairman Clifton and Vice Chairman White from today's meeting. This was approved with six (6) affirmative votes.

Subdivision Administrative:

A. NS-2143-09 Desoto Sand Add, Lot 1 (Preliminary Plat and Site Plan Review of Desoto Sand located at 220 Sand River Road – outside City limits)

1. Meet the requirements of the City Engineer, including:

- a. Detention or in-lieu fee not appropriate. Area in low land in zone C and zone AH.
- b. Avoid any adjoining wetland or obtain clearance from the Corp of Engineers.
- c. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
- d. The first floors of any building are to be a minimum of 1' above any flood plain.
- e. Driveway radii returns built to City Engineer's specifications.
- f. Drainpipes in the ROW are to be RCP with flared end section.
- g. All driveways are to be concrete in the ROW.
- h. Loaded trucks not to use Faulkner Lake east of Brett Rd.
- i. If point of access is changed the developer will build a left turn lane on Faulkner Lake Rd.
- j. Provide 200 foot separation between the center line of the Caterpillar access Road and the center line of Brett Rd.

2. Meet the requirements of Community Planning, including:

- a. Attain City Council approval of Special Use.
- b. Provide certificate for County to sign plat. County must sign plat before City will sign.
- c. Show 40 foot front and side building setback lines (per County req.)
- d. Provide the standard requirements of Zoning and Development Regulations.
- e. Final plat and/or Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates before the final plat will be signed or a building permit issued.
- f. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
- g. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse before the final plat will be signed.
- h. Provide dumpster location with screening to match building.

3. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks/ramps to ADA standards and City standards or signed waiver.
- b. Where there is base failure between Brett Rd and I440, as determined by the City Engineers office, it will be repaired by the Developer and approved by the City Engineer.
- c. Provide ROW dedication.

4. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide irrigation to all required trees or provide plan.
- c. Provide 22 street trees as shown

- d. Provide 1 parking lot shade tree.
- 5. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted.
- 6. **Meet the requirements of the Fire Marshal, including:**
 - a. Site is in the county.
- 7. **Meet the requirements of the NLR Wastewater and Electric, including:**
 - a. Provide utility easements, if required.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
- 8. **Meet the requirements of Pulaski County, including:**
 - a. Meet all of County requirements.

Mr. Chambers stated the applicant agrees to talk to the land owner on item 1j. If something happens and that can't be worked out, they will come back and discuss it. He stated with that addition Subdivision recommends approval.

Mr. Dietz asked if there was anyone who wanted to speak for or against this.

Mr. Morrison stated he just wants to make sure everyone understands that this condition (1j) is out of their control.

Mr. Dietz moved to approve the amendments. It was seconded. There were no additional comments from Commissioners or the audience. The motion to approve as submitted passed with seven (7) affirmative votes.

Public Hearing – Old Business:

NONE

Public Hearing – New Business:

1. **Special Use # 673.** To allow an outdoor arts and crafts market in a C-6 zone. The request is located at 510 Main Street

Mr. Dietz asked the applicant to come forward and state their name for the record.

Mr. Don Chambers stated he is the General Manager of the Argenta Downtown Council. He stated about 2 years ago the Planning Commission approved an application for a Downtown Farmers Market that is very successful. This year the Planning Commission approved the relocation of the market to 6th and Main St. and this has also been very successful. Now the Argenta Downtown Council would like to propose the construction of the Argenta Arts Market

at 510 Main. We are in agreement with all of staff's recommendations and conditions except for item number six (6). That is because we would like to expand the hours from 5 AM until 9 PM Tuesdays and Saturdays and for Special Events. The reason we are adding it to our request is that this is Metro Art Week and we have had two (2) requests to use this space as a sculpture market and display area. The idea in having it until 9 PM is if someone would like to hold an event in the late after noon they have the flexibility to do so.

Mr. Foster asked why they would want to limit it to Tuesdays and Saturdays and Special Events.

Mr. Chambers stated those days are the same as the Farmers Market and the Art Market is also an outdoor market so we would be borrowing that crowd. If we see a need to hold it seven days a week we will come back and ask for an amendment.

Mr. Foster stated he didn't know if there was any objection, but why limit yourself here, instead of coming back.

Mr. Parker asked who owns the property.

Mr. Chambers stated Mr. Sam Perroni and has since then it has been purchased by Mr. Harold Tennenbaum.

Mr. Dietz asked if there was anyone who wanted to speak for or against this. He then asked if there were any more questions.

The Conditions are as follows:

1. Similar style tents with a white, blue or tan canopy are to be provided by vendor or applicant.
2. All tables are to be skirted.
3. Flags, banners and decorative items are to be allowed on Sales Days.
4. Any permanent signs to meet the requirements of the sign ordinance.
5. Trash is to be cleaned off the lot after each sales day.
6. Hours of operation are 5 AM to 9 PM, Tuesdays, Saturdays and Special Events.
7. Limited to maximum to 40 units/vendors.
8. Location of units/vendors to be determined by the Market Manager.
9. Applicant must meet all applicable Federal, State, County and City requirements.
10. Business license to be issued after Planning Staff confirmation of requirements.

Mr. Dietz asked for a roll call vote on the application.

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| Alexander | Yes | Dietz | Yes |
| Armstrong | Yes | Foster | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Abstain | | |

Public Comments/Adjournment:

A motion to adjourn was made and seconded. The motion passed with seven (7) affirmative votes and the meeting was adjourned at 4:55 pm.

Passed: _____

Respectfully Submitted:

Norman Clifton, Chairman

Robert Voyles, Director